



GRASSROOTS
REALTY GROUP

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123 Aspen Summit Heath SW
Calgary, Alberta

MLS # A2333376



\$2,195,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,725 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Custom-built by Duri Homes, this exceptional two-storey estate offers over 5,100 sq. ft. of developed living space with 6 bedrooms, 5 bathrooms and a heated triple attached garage. A dramatic open-to-above foyer with a curved staircase sets the tone, leading to a formal living room, elegant dining room, private office, and a stunning great room with soaring ceilings, a floor-to-ceiling stone fireplace and extensive custom built-ins — all bathed in natural light from oversized windows. The chef's kitchen is built for both everyday living and grand entertaining: a generous island, quartzite countertops, full-height cabinetry, Wolf gas range, Sub-Zero refrigerator, built-in Wolf wall oven and microwave, walk-thru pantry, sunny breakfast area, and direct access to the rear patio. A spacious mudroom with lockers, bench seating and side entrance adds everyday convenience, while ceramic tile, rich hardwood, designer lighting and custom millwork carry a refined finish throughout. Upstairs, four bedrooms surround a bright bonus room and a well-appointed laundry room with cabinetry and counter space. The primary suite is a true retreat with an expansive walk-in closet and a spa-inspired 5 pc ensuite featuring dual vanities, air-jet tub and multi-head shower. Three additional bedrooms each enjoy direct bathroom access — most with private ensuites — offering exceptional space and privacy for family. The fully finished basement is an entertainer's dream: a sprawling games room, full wet bar with wine fridge, built-in Wolf microwave and second dishwasher, dedicated media room, home gym with rubber flooring, and two additional bedrooms connected by a Jack and Jill bath. In-floor radiant heating warms both the basement and the oversized triple garage, supplied by a recently upgraded boiler that also provides domestic hot water, and radon mitigation is installed for

added peace of mind. Ideally located in prestigious Aspen Woods, you're minutes from Aspen Landing Shopping Centre, Westside Recreation Centre, Calgary Farmers' Market West, the West LRT, and an array of restaurants, cafés and professional services. Top schools surround you — Webber Academy, Rundle College, Calgary Academy, Guardian Angel School, Ernest Manning High School and Ambrose University — and a brand-new middle school is being built just steps from your door, adding even more value for growing families. Aspen Summit Park, Strathcona Ravine, Griffith Woods Park and the extensive pathway network keep outdoor recreation close at hand, while quick access to Stoney Trail, 17 Avenue SW, Bow Trail and Sarcee Trail makes travel across Calgary effortless, with an efficient route west to the Rockies.